

031.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,060,600 / 1,060,600

USE VALUE: 1,060,600 / 1,060,600

ASSESSED: 1,060,600 / 1,060,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WYMAN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BAGNALL ALEXANDER	
Owner 2: BAGNALL CANTERBURY CRISTIN	
Owner 3:	

Street 1: 10 WYMAN STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: SMITH SCOTT J & HEATHER A -	
Owner 2: -	

Street 1: 10 WYMAN STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Clapboard Exterior and 2292 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D		Topo	
s		Street	

t		Gas:	
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IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
10		WYMAN ST, ARLINGTON	101	5785.000	583,500	2,300	474,800	1,060,600		21381
										GIS Ref
										GIS Ref
										Insp Date
										01/24/09

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	583,500	2300	5,785.
2021	101	FV	567,200	2300	5,785.
2020	101	FV	567,200	2300	5,785.
2019	101	FV	427,500	2400	5,785.
2018	101	FV	427,500	2400	5,785.
2017	101	FV	427,500	2400	5,785.
2016	101	FV	427,500	2400	5,785.
2015	101	FV	392,800	2400	5,785.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
SMITH SCOTT J &	48542-493		11/22/2006		610,000
ALBERG ANDREA R	30231-7		5/28/1999		367,000
ALBERG HARVEY A	28421-49		4/8/1998	Family	99

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
4/18/2018	447	Redo Kit	112,452 O
5/27/2015	580	Renovate	146,714
4/12/2011	260.	Dormers	82,400
9/28/2010	2060	New Wind	9,140
10/28/2008	1393	Wood Dec	11,000
5/1/2003	312	Manual	2,000
6/13/1995	319		2,500
12/12/1992	641		4,000

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5785	Sq. Ft.	Site			0	80.	1.03	1									474,842						474,800	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																													
Type: 15	- Old Style			Full Bath: 2	Rating: Very Good			FRPL BLOCKED OFF.. NEW WDK CK-7/09.																																																																																																	
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath: 1	Rating:																																																																																																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																																																																																																				
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																				
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																				
Prime Wall: 2 - Clapboard				A HBth:	Rating:																																																																																																				
Sec Wall: %				OthrFix:	Rating:																																																																																																				
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																																																																																																				
Color: TAUPE				A Kits:	Rating:																																																																																																				
View / Desir: N - NONE				Fpl: 1	Rating: Good																																																																																																				
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																				
Grade: B- - Good (-)				CONDOS INFORMATION																																																																																																					
Year Blt: 1915	Eff Yr Blt:			Location:																																																																																																					
Alt LUC:	Alt %:			Total Units:																																																																																																					
Jurisdct: G16	Fact: .			Floor:																																																																																																					
Const Mod:				% Own:																																																																																																					
Lump Sum Adj:				Name:																																																																																																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL																																																																																													
Prim Int Wal 2 - Plaster				Functional:	%			Interior:	1	6	3	M																																																																																													
Sec Int Wall: %				Economic:	%			Additions:																																																																																																	
Partition: T - Typical				Special:	%			Kitchen:																																																																																																	
Prim Floors: 3 - Hardwood				Override:	%			Baths:																																																																																																	
Sec Floors: %				Total:	4.6 %			Plumbing:																																																																																																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																																	
Subfloor:				Basic \$ / SQ: 135.00				Heating:																																																																																																	
Bsmnt Gar:				Size Adj.: 1.10811520				General:																																																																																																	
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals																																																																																																	
Insulation: 2 - Typical				Adj \$ / SQ: 149.581				1 6 3																																																																																																	
Int vs Ext: S				Other Features: 118554																																																																																																					
Heat Fuel: 2 - Gas				Grade Factor: 1.21																																																																																																					
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																																																																																																					
# Heat Sys: 2				NBHD Mod:																																																																																																					
% Heated: 100	% AC: 100			LUC Factor: 1.00																																																																																																					
Solar HW: NO	Central Vac: NO			Adj Total: 611655																																																																																																					
% Com Wal	% Sprinkled			Depreciation: 28136																																																																																																					
Depreciated Total: 583519				Final Total: 583500				Val/Su SzAd 254.58																																																																																																	
MOBILE HOME				Make: []				Model: []				Serial # []																																																																																													
SPEC FEATURES/YARD ITEMS				Year: []				Color: []				PARCEL ID 031.0-0001-0013.0																																																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																								
2	Frame Shed	D	Y	1	6X10	A	AV	1995	0.00	T	19.2	101																																																																																													
22	Wood Deck	D	Y	1	12X14	G	GD	2008	14.94	T	6.6	101			2,300		2,300																																																																																								
More: N	Total Yard Items:	2,300		Total Special Features:			Total:	2,300																																																																																																	
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